

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 14125
MEPA Analyst: Aisling Eglinton
Phone: 617-626-1024

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: <i>Chicopee Crossing</i>		
Street: <i>Memorial Drive - Route 33</i>		
Municipality: <i>Chicopee</i>	Watershed: <i>Chicopee</i>	
Universal Transverse Mercator Coordinates: <i>18 700084E 4671278N (NAD27)</i>	Latitude: <i>42°10'21.32"N</i>	Longitude: <i>72°34'40.07"W</i>
Estimated commencement date: <i>4/1/08</i>	Estimated completion date: <i>10/1/09</i>	
Approximate cost: <i>5 million</i>	Status of project design: <i>25 %complete</i>	
Proponent: <i>The Colvest Group, Ltd.</i>		
Street: <i>360 Bloomfield Ave., Suite 208</i>		
Municipality: <i>Windsor</i>	State: <i>CT</i>	Zip: <i>06095</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Jeff Squire</i>		
Firm/Agency: <i>The Berkshire Design Group</i>	Street: <i>4 Allen Place</i>	
Municipality: <i>Northampton</i>	State: <i>MA</i>	Zip Code: <i>01013</i>
Phone: <i>413-582-7000</i>	Fax: <i>413-582-7005</i>	E-mail: <i>jeff@berkshiredesign.com</i>

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

Yes No

Has this project been filed with MEPA before?

Yes (EOEA No. _____) No

Has any project on this site been filed with MEPA before?

Yes (EOEA No. _____) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8)) Yes No

a Special Review Procedure? (see 301 CMR 11.09) Yes No

a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No

a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): n/a

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals

Chicopee Conservation Commission/DEP Order of Conditions; Chicopee Planning Board Site Plan Approval; Chicopee Sewer Connection Permit; Chicopee Water Connection Permit; Mass Highway Entrance Permit; Chicopee Building Permit; EPA NPDES Construction General Permit.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	513,883.52 SF 11.79 AC			
New acres of land altered		9.04 AC		
Acres of impervious area	72,999 SF 1.67 AC	393,782 SF 9.04 AC	466,655 SF 10.71 AC	
Square feet of new bordering vegetated wetlands alteration		0 SF		
Square feet of new other wetland alteration		0 SF		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	86,877 SF 1.99 AC	86,877 SF 1.99 AC	
Number of housing units	0	0	0	
Maximum height (in feet)	0	35'	35'	
TRANSPORTATION				
Vehicle trips per day	0	5,534	5,534	
Parking spaces	60	613	673	
WASTEWATER				
Gallons/day (GPD) of water use	0	31,300	31,300	
GPD water withdrawal				
GPD wastewater generation/ treatment	0	31,300	31,300	
Length of water/sewer mains (in miles)	0	0	0	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation

restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

- (a) *The project site consists of approximately 11.79 acres of land made up of combined parcels. It is bounded on the north and west by the Massachusetts Turnpike, Exit 5 off ramp, on the east by Memorial Drive, Route 33 and to the south by an existing hotel and apartment building. The land generally slopes northwest to southeast from the turnpike off ramp toward Memorial Drive. The site consists of an open grassed field surrounded by a buffer of shrub and tree vegetation to the north along the Mass Turnpike boundaries. The southern boundary is bordered by the existing hotel, apartment building and their respective parking lots. Currently occupying the site is an existing parking area and high tension electrical wires and towers which bisect the site from east to west. Drainage ditches from the Mass Turnpike and the off-ramp also run adjacent to the site boundaries along east, north and west.*

The proposed project involves development of a commercial shopping plaza with multiple buildings available for lease. The land is currently undeveloped with the exception of the two high tension wire towers. The development will include a bank, two restaurants, a hotel, an office building and Retail building, parking lot, a drainage system, and extension of town sewer and water.

- (b) *A number of layout alternatives have been explored prior to the development of the preferred site plan. The preferred plan reflects a balance between the preservation of existing site features and utilities, vehicular access and development opportunities. Earlier layout schemes included similar retail, hotel, restaurant and office building footprints with various locations on the site. The preliminary plan represents the most efficient use of building location on the site.*

- (c) *The proponent is committed to the following mitigation measures: Increased storm water rates and volumes will be controlled through the proposed storm water management facilities, including detention basins, and will approximate the pre-construction rates.*

Proposed work will not impair groundwater or surface water quality. Erosion and sedimentation controls and other measures to attenuate non-point source pollution will be implemented to protect resource areas. Prior to the start of construction, erosion control barriers will be installed to

protect environmentally sensitive areas. These will include silt fencing and staked hay bales and/or other measures approved by the Chicopee Conservation Commission. They will remain in place until construction is complete and vegetation has been established.

Traffic mitigation will be coordinated with MassHighway and the City of Chicopee. It is understood that a potential commercial development is being proposed on the east side of Route 33 opposite our site. It is our presumption that any traffic mitigation measures associated with this project will be coordinated with future development plans for adjacent and/or abutting parcels.